

#105

PETITION

Case Number

C14-2008-0060

Date

Aug 28, 2008**2001 LA CASA DR**

Total Area Within 200' of Subject Tract

8,290 40

		OLDMIXON DOUGLAS E & CLIFTON DALE SPILLAR & FRANCES		
1	<u>04-0109-0119</u>	MARIE	<u>8,290 40</u>	<u>100 00%</u>
2				<u>0 00%</u>
3				<u>0 00%</u>
4				<u>0 00%</u>
5				<u>0 00%</u>
6				<u>0 00%</u>
7				<u>0 00%</u>
8				<u>0 00%</u>
9				<u>0 00%</u>
10				<u>0 00%</u>
11				<u>0 00%</u>
12				<u>0 00%</u>
13				<u>0 00%</u>
14				<u>0 00%</u>
15				<u>0 00%</u>
16				<u>0 00%</u>
17				<u>0 00%</u>
18				<u>0 00%</u>
19				<u>0 00%</u>
20				<u>0 00%</u>
21				<u>0 00%</u>
22				<u>0 00%</u>
23				<u>0 00%</u>
24				<u>0 00%</u>
25				<u>0 00%</u>
26				<u>0 00%</u>

Validated By:

Total Area of Petitioner:

Total %

Stacy Meeks8,290.40100.00%

This map has been produced by G I S Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness

SPILLAR OLDMIXON

ADVISORS REALTY, LLC

2001 La Casa Drive
Suite 100
Austin, Texas 78704

phone: 512-444-3434
fax: 512-444-3441
web: www.spillar.com

PETITION

Date: August 28, 2008

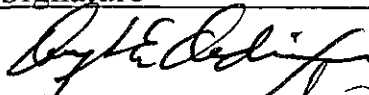


File Number: C14-2008-0060 - refer Parcel #33 (plus #32 & #34) on Tract Map

ADDRESS OF REZONING REQUEST: 2001 La Casa Drive (corner S. Lamar)

TO: The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any other classification than NO-VMU or LO-VMU, with NP to be added soon.

REASONS. The property is currently zoned NO and consists of a 8,210 SF area lot located on the corner of South Lamar Blvd (CTC with 132.35' frontage) and La Casa Drive (with 71.75' frontage) across the street from Matt's El Rancho and Maria's Taco Express restaurants and Walgreens. The adjacent tract to the south is a retail/office strip zoned CS. The adjacent tract to the west is zoned SF 3 and the tract across La Casa Drive to the north is zoned LO. We are preparing to file an application to rezone our property to LO. We would like to redevelop the property to reorient to Lamar, add small local service office and retail tenants and to also add two residential units to the site. To do this we need to keep VMU. We are fully prepared to meet the pedestrian orientation requirements of a VMU project, including the 15' minimum pedestrian ROW with 8' planting buffer, as well as the appropriate compatibility setbacks. We believe that VMU projects are a vital added asset, especially to traditional areas. Lastly, we believe that the two adjacent commercial tracts on Lamar should also be VMU, although the Zilker neighborhood has recommended all three of these, and several others, to "Opt-out"

Signature	Printed Name	Address
	Douglas E. Oldmixon	3008 Oakhaven Drive, Austin 78704
	Frances M. Spillar	1802 Winter Park Road, Austin 78746
	Clifton D. Spillar	1802 Winter Park Road, Austin 78746

CONTACT: Douglas E. Oldmixon Phone 512-444-3434; Mobile 512-415-6960

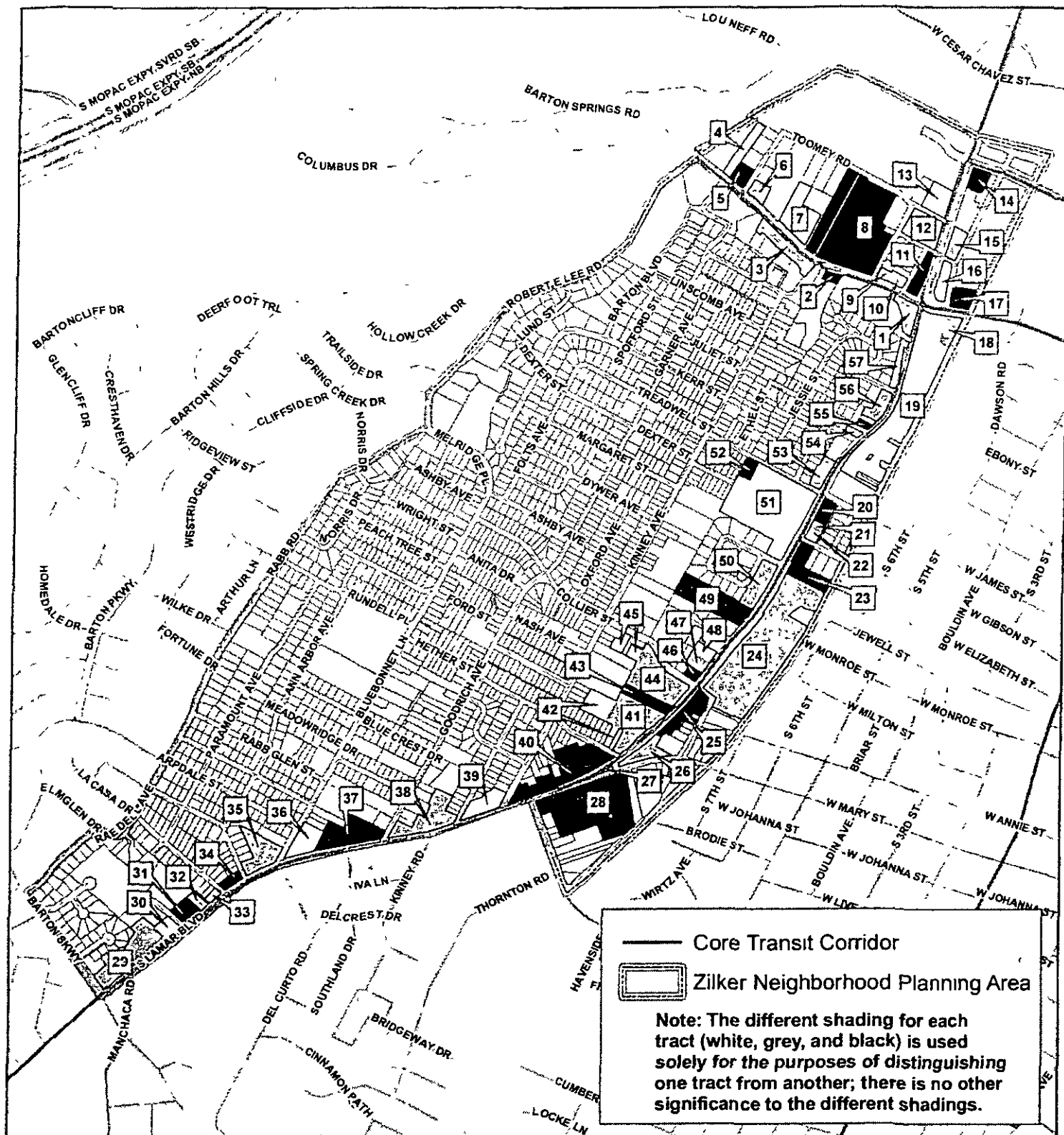
DATE: 8/22/08

Please See Attachments

Buster Spillar
buster@spillar.com

Annie Spillar
annie@spillar.com

Doug Oldmixon
deo@spillar.com



Zilker Neighborhood Planning Area
Vertical Mixed Use (VMU) Overlay District
C14-2006-0060
Tract Map



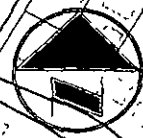
Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 March 6, 2008

Please refer to attached tables
 "Zilker Neighborhood Planning Area VMU
 Application Properties" and "Zilker Neighborhood
 Planning Area VMU Neighborhood
 Recommendations" for more information.



0 500 1000 2,000 Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



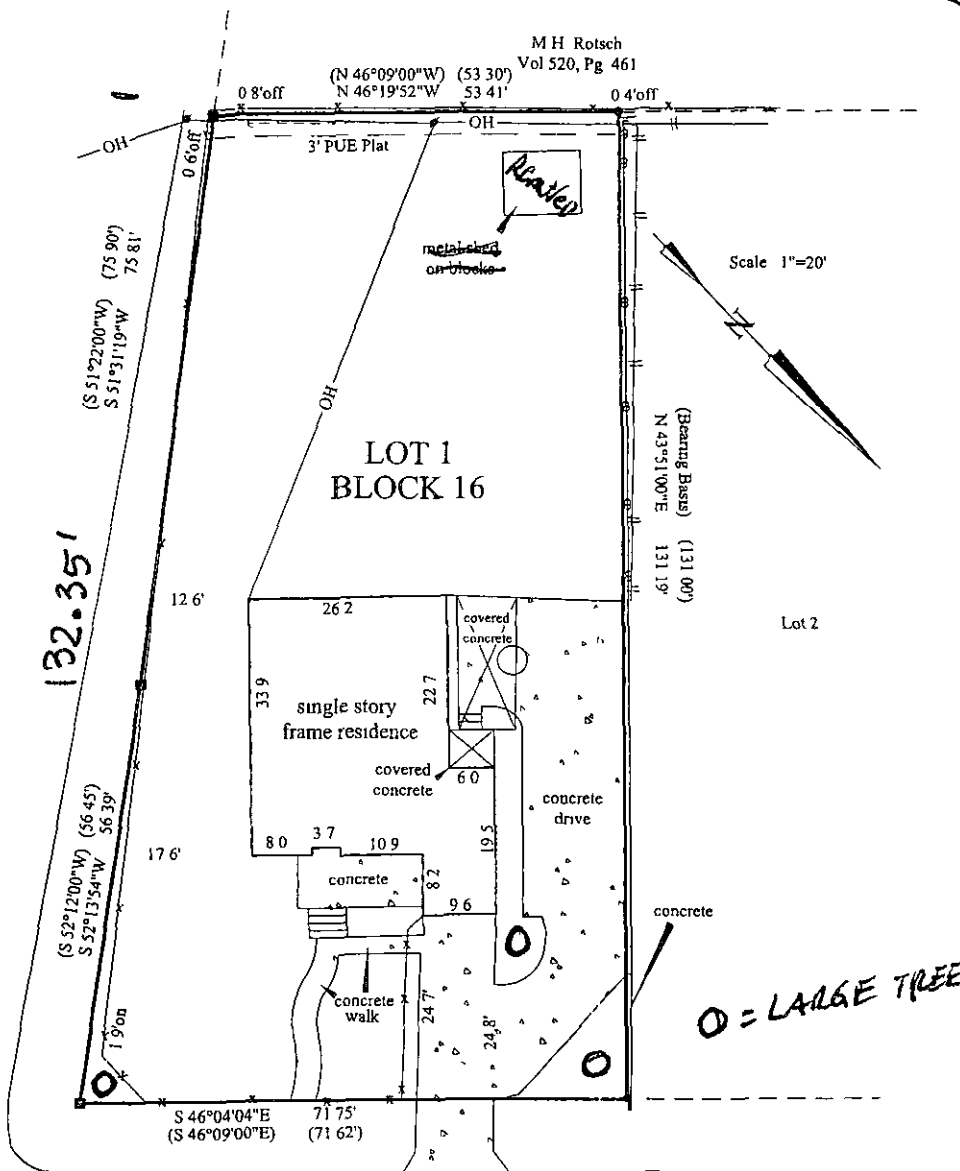
LOCATION MAP

P			
V			
J			
T			
N			
I			
Page	1000	1000000	1000

DA Doucet & Associates, Inc.
2007 N Hwy 71 W, Suite 100
Austin, Texas 78743, Phone (512) 593-6800 Fax (512) 593-6807
www.doucet.com

FREDERICKSBURG ROAD
(80' R.O.W.)

132.35'



LA CASA DRIVE
(50' R.O.W.)

LEGEND

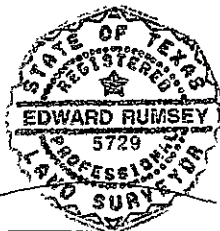
- CONCRETE MONUMENT
- 1/2" REBAR FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- PUB PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- POWER POLE
- OH OVERHEAD UTILITIES

Subject to Restrictions in Vol 621, Pg 408 and as per plat Vol 4, Pg 73

SUBDIVISION RAAB INWOOD HILLS
 LOT 1 BLOCK 16 VOLUME 4 PAGE 73 PLAT RECORDS
 COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 2001 LA CASA DRIVE
 CITY AUSTIN REFERENCE NAME JO-DEE M BENSON

ALL STAR
Land Surveying

12731 Research Blvd
Building A, Suite 106
Austin, Texas 78759
(512) 249-8149 phone
(512) 331-5217 fax



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE X RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FIRM MAP No 48453C0205 E PANEL 0205 E DATED 6-16-93
 This certification is for insurance purposes only and is not a guarantee that this property will or will not flood. Contact your local floodplain administrator for the current status of this tract

TO THE LIENHOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO
 FIDELITY NATIONAL TITLE COMPANY

DATE 8/9/2004
 Title Co Fidelity National
 GF # 04-78815
 JOB No A0802604

I do hereby certify that this survey was this day made on the ground under my supervision and to the best of my knowledge of the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment

FIELD WORK	KIETH/ GARY	8/6
DRAFTING	Scotty Brothers	8/9
FINAL CHECK	Eddie Rumsey	8/9
UP DATE	NA	-

PLANNING COMMISSION HEARING**DATE:** August 12, 2008 **TIME:** 6:00 P.M.**LOCATION:** City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin**CITY COUNCIL HEARING****DATE:** August 28, 2008 **TIME:** 4:00 P.M.**LOCATION:** City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

For questions regarding the vertical mixed use application for the Zilker Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at melissa.laursen@ci.austin.tx.us Si Ud Necesita información en Español, favor de llamar a Jacob Browning al (512) 974-7657. Office hours are 8:00 AM to 5 00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call See attached sheets for more information.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P O Box 1088, C/O Melissa Laursen, Austin, TX 78767-8835

File # C14-2008-0060**Planning Commission Hearing Date:** August 12, 2008**Name (please print)** Jim Carrar**Address** 505 Carter**Comments** Stop the development before you run Austin

- ☐ I am in favor of VMU
(Estoy de acuerdo)
☒ I object to VMU
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY, ARE A REGISTERED ENVIRONMENTAL OR NEIGHBORHOOD ORGANIZATION, OR HAVE A UTILITY SERVICE ADDRESS WITHIN 500 FEET OF A VMU ELIGIBLE PROPERTY.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the proposed VMU land use regulations to the City Council Meeting dates and locations are shown on this notice.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning

Agenda Item # 105

Laursen, Melissa

From: Maggie Braffett [REDACTED]
Sent: Tuesday, August 26, 2008 1 51 PM
To: Laursen, Melissa
Subject: opinion on VMU

C14-2008-0060
Zilker VMU

Dear Melissa,

As I stated in our telephone conversation of August 26, 2008, I support the Zilker Neighborhood Association position regarding the exclusion of Zones 35 and 36 from Vertical Mixed Use.

Sincerely,
Margaret B. Young, owner
2106 Arpdale Street
Austin, TX 78704
512-558-1455

8/26/2008